

Single Family Residence **RESIDENTIAL**

7610 DIVISION ST

RIVER FOREST, IL 60305

\$1,197,463 TopHap Estimate · \$392 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,052 ft²

LIVING AREA

0.22 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$925,000 · Apr 20, 2021

Est. Owner Equity

\$457,463

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$24,035 (2023)
Assessed Value	\$87,797
Previous Assessed	\$87,796
Assessor Market Value	\$877,970

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2021	Resale	Warranty Deed	\$925,000	\$303	
Oct 16, 2017	Quitclaim	Quit Claim Transfer			
Sep 27, 2016	Resale	Warranty Deed	\$865,000	\$283	\$649K
Jun 6, 2014	Resale	Warranty Deed	\$795,000	\$260	\$596K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.6 mi

District: Oak Park and River Forest District 200

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 60305

29 CRIME INDEX	133 AIR POLLUTION	11,189 POPULATION	\$152K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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